



# Westfield–Washington Township

## Advisory Plan Commission

### Minutes of the Monday, September 20, 2021 Meeting

Presented for approval: October 4, 2021

The Westfield-Washington Township Advisory Plan Commission met at 7:00 p.m.  
on Tuesday September 20, 2021 at Westfield City Hall.

#### Active Links for this Meeting:

[September 20, 2021 BZA Agenda & Exhibits](#)

[September 20, 2021 YouTube Video](#)

*Minutes are also available to be acquired or viewed at the City of Westfield Community Development Department.*

#### **OPENING OF MEETING**    *YouTube Time: 0:10*

**ROLL CALL:** Noted presence of a quorum.

**Commissioners Present In-Person:** Kristen Burkman, Matthew Deck, Robert Horkay, Andre Maue, Dave Schmitz Victor McCarty, and Cindy Spoljaric.

**Commissioners Present Virtually:** Mike Johns.

**Commissioners Absent:** Ginny Kelleher.

**City Staff Present in Person:** Kevin Todd, Director and Pam Howard, Senior Planner.

**City Staff Present Virtually:** None.

**Legal Counsel Present Virtually:** Beth Copeland with Taft Stettinius & Hollister LLP.

#### **APPROVAL OF MINUTES**    *YouTube Time: 1:15*

- September 7, 2021 APC Minutes.

**Motion:** McCarty motioned to approve the September 7, 2021 APC minutes as presented.  
Maue seconded. Motion passed. Vote 8-0.

#### **SCHEDULE UPDATE**    *YouTube Time: 1:56*

- First November meeting

**Motion:** Maue motioned to approve the updated APC 2021 meeting schedule.  
McCarty seconded. Motion passed. Vote 8-0.

#### **REVIEW OF RULES AND PROCEDURES**    *YouTube Time: 2:54*

Howard reviewed the meeting rules and procedures.

## **CONSENT AGENDA ITEMS** *YouTube Time: 4:04*

**2108-DDP-33**

### **Mule Barn Road Commercial**

*18519 Mule Barn Road*

IMI Real Estate, LLC by American Structurepoint, Inc. requests Detailed Development Plan approval for a concrete batch plant on 10 acres +/- in the proposed Mule Barn Road Commercial PUD District.

(Planner: Daine Crabtree – [dcrabtree@westfield.in.gov](mailto:dcrabtree@westfield.in.gov))

**2109-DDP-37**

### **Cornerstone Bible Church (Parking Lot Expansion)**

*730 Pawtucket Dr.*

Centennial Bible Church, Inc. by Webster & Garino, LLC requests Detailed Development Plan approval of a 60,000 square foot parking lot expansion on 1.60 acres +/- in LB: Local and Neighborhood Business District.

(Planner: Caleb Ernest - [cernest@westfield.in.gov](mailto:cernest@westfield.in.gov))

Motion: Schmitz motioned to approve the Consent Agenda subject to the conditions listed in the Staff Report. Burkman seconded. Motion passed. Vote 8-0.

## **ITEMS OF BUSINESS** *YouTube Time: 4:45*

**2109-ODP-22 &**

### **Osborne Trails, Phase II**

**2109-SPP-22**

*West side of Horton Road, North of 193rd Street*

Lennar Homes of Indiana, Inc. requests Overall Development Plan and Primary Plat approval of 192 Lots on 60 acres +/- in the Osborne Trails Phase II PUD District.

(Reviewing Planner: Corrie Meyer – [cmeyer@westfield.in.gov](mailto:cmeyer@westfield.in.gov))

(Presenting Planner: Pam Howard - [phoward@westfield.in.gov](mailto:phoward@westfield.in.gov))

Motion: McCarty motioned to approve 2109-ODP-22 & 2109-SPP-22 subject to the conditions listed in the Staff Report.

Deck seconded. Motion passed. Vote 8-0.

## **PUBLIC HEARING ITEMS**

*No Public Hearing Items*

## **ITEMS CONTINUED TO A FUTURE MEETING** *YouTube Time: 7:46*

**2008-PUD-09 [CONTINUED] Northpoint II PUD**

*North side of SR 38 between Anthony Road and Hinkle Road*

Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahn, LLP requests a change of zoning for 183.5 acres +/- from the AG-SF1:

Agriculture/Single-family Rural District to the Northpoint II PUD District.

(Planner: Pam Howard - [phoward@westfield.in.gov](mailto:phoward@westfield.in.gov))

**2101-ZOA-01**

**[CONTINUED]**

### **Unified Development Ordinance Amendment**

Westfield City Council requests approval of an ordinance to amend Article 10.9 of the Westfield-Washington Township Unified Development Ordinance.

(Planner: Kevin Todd - [ktodd@westfield.in.gov](mailto:ktodd@westfield.in.gov))

**2102-PUD-06**

**[CONTINUED]**

### **Grand Park Village PUD Amendment IV**

*South Side of 186th Street, ENE of Kinsey Avenue*

D&W Farms, Inc. by Henke Development Group requests an amendment to a 68 acre +/- portion of the Grand Park Village PUD to permit Townhome and Single-family Detached dwelling units.

(Planner: Daine Crabtree - [dcrabtree@westfield.in.gov](mailto:dcrabtree@westfield.in.gov))

*Agendas for all City meetings are updated and available at our website.*

Website: [www.westfield.in.gov](http://www.westfield.in.gov) / Community Development Department E-mail: [community@westfield.in.gov](mailto:community@westfield.in.gov)

**2106-PUD-19 [CONTINUED] Overlook at Wood Wind PUD**

*North side of 161st Street, 1/4 mile east of Towne Road*

Pulte Homes of Indiana, LLC by Church Church Hittle + Antrim requests a change in zoning for 75 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Overlook at Wood Wind PUD District.

(Planner: Pam Howard - [phoward@westfield.in.gov](mailto:phoward@westfield.in.gov))

**2108-ODP-18 &  
2108-SPP-18  
[CONTINUED]**

**Highlands Latin School**

*3810 W 146th Street*

Indy Latin Schools requests Overall Development Plan and Primary Plat review of 1 Lot and 1 Block on 30.88 acres +/- in AG-SF1: Agriculture/Single-family Rural District.

(Planner: Rachel Riemenschneider - [rriemenschneider@westfield.in.gov](mailto:rriemenschneider@westfield.in.gov))

**2108-PUD-21  
[CONTINUED]**

**Grand Millennium Center PUD Amendment I**

*North of David Brown Drive, East and West of Westfield Blvd*

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD

District.

(Planner: Pam Howard - [phoward@westfield.in.gov](mailto:phoward@westfield.in.gov))

**2108-PUD-22  
[CONTINUED]**

**Urban Apples PUD**

*18326 Spring Mill Road*

Herron Holdings, LLC by Church Church Hittle + Antrim requests a change in zoning for 23.71 acres +/- from the AG-SF1: Agriculture/Single-family Rural District to the Urban Apples PUD District.

(Planner: Pam Howard - [phoward@westfield.in.gov](mailto:phoward@westfield.in.gov))

**REPORTS/COMMENTS YouTube Time: 7:55**

- Plan Commission Members
- City Council Liaison
- Board of Zoning Appeals Liaison
- Community Development Department

**ADJOURNMENT YouTube Time: 10:33**

McCarty motioned to adjourn the meeting.

Schmitz seconded.

Motion passed. Vote 8-0.

The meeting adjourned at 7:10 p.m.

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Robert Horkay, President

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Ginny Kelleher, Vice President

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Kevin M. Todd, Secretary